

HALL COUNTY BOARD OF SUPERVISORS MEETING MARCH 26, 2002

CALL TO ORDER – The meeting was called to order by Chairman Pamela Lancaster.

INVOCATION – Invocation was given Pamela Lancaster.

PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was given in unison.

ROLL CALL - Present on roll call were Scott Arnold, Jim Eriksen, Richard Hartman, Bob Humiston, Bud Jeffries, Pamela Lancaster, and Lonnie Logan. Also present were representatives from the *Grand Island Independent* and KRGI and Hall County Attorney Jerry Janulewicz.

CONSENT AGENDA – Arnold made a motion and Jeffries seconded to approve the following by consent agenda:

1. 1 Accept and place on file the minutes of the March 12 meeting
2. 11 Approve the amusement license for Mid Nebraska Speedway
3. 6 Approve Resolution #02-0022 authorizing the sale of surplus property
4. 23 Accept and place on file the office reports from the Public Defender, Clerk of the District Court, Hall County Attorney Statistical Report, Register of Deeds, and Emergency Management
5. 24 Accept and place on file the Hall County Treasurer's Miscellaneous Receipts
6. 25 Accept and place on file communications as received

Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

OFFICE REPORT  
REGISTER OF DEEDS  
FEBRUARY 2002

DOCUMENTARY STAMP FEES	\$ 3,682.60
RECORDING FEES	19,049.00
PHOTO FEES	

OFFICE REPORT  
CLERK OF THE DISTRICT COURT  
FEBRUARY 2002

FEES & INTEREST ON ACT #2-200-4	\$4,152.82
INTEREST EARNED ON ACT #114-0090191	1.18

COUNTY ATTORNEY DISCUSS AND APPROVE BID SPECIFICATIONS AND SET BID OPENING DATE FOR REMOVAL OF ASBESTOS IN BELTZER BUILDING - County Attorney Jerry Janulewicz presented bid specifications for the removal of the asbestos in the Beltzer Building. The floor tile and the mastic have asbestos in it and will need to be removed. He spoke to the architect and they recommended hiring a contractor remove the asbestos. He has prepared the bid specifications that require the removal of the asbestos according to Nebraska regulations. They will have a project monitor and do air samples when the project is completed so there will be no airborne asbestos in the building. The estimated cost would be \$20,000.00. It would be better to

remove the asbestos while the building is empty. The building and grounds committee met and recommended to proceed with the project. Jeffries made a motion and Logan seconded to approve the bid specifications and set the bid opening for April 9<sup>th</sup> at 9:30 a.m. Jeffries stated that this is the time to have the tile and the glue removed because it would have to be removed in the future. Logan questioned if the asbestos removal would cause problems on the completion date on the remodeling for the Beltzer Building. Jerry Janulewicz stated that this will eliminate delays and they should be able to coordinate the work with the contractor that is doing the remodeling. The vote on the motion was held. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

**PUBLIC PARTICIPATION** – Chairman Lancaster called for public participation and no one responded.

**7b PRESENTATION FROM JONI KUSMA WEATHER ALERT RADIOS** – Joni Kuzma stated that the City of Grand Island received a \$300,000.00 grant for Project Impact, which is a partnership between the City of Grand Island, the Federal Emergency Management Agency and the weather radio provider, Weather or Not, Inc. Project Impact will place the radios in schools, homes, medical facilities, nursing homes and businesses in Hall County. The radios will be available at a cost of \$15.00 instead of the regular price of \$75.00. The radio is pre-programmed for Hall, Buffalo, Sherman, and Adams Counties. People can call for the order form, send it in and the radio will be mailed directly to the address listed on the order form. Joni provided forms to the board members.

**7a APPROVE PROCLAMATION FOR SEVERE WEATHER AWARENESS WEEK** – Emergency Management Director Howard Maxon stated that Governor Mike Johanns has declared April 1 to April 5 as “Weather Awareness Week. He presented a resolution for the board to consider. Last year Hall County did not have any tornadoes but the season is here and everyone needs to be ready to take action if necessary. Jeffries made a motion and Arnold seconded to approve Resolution #02 – 0021 declaring April 1 to April 5 as Weather Awareness Week. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried. Howard encouraged everyone to purchase the weather alert radios. They are available at a nominal fee and they will be on a first come, first serve basis.

**4 9:15 A.M. GARY HEDMAN SOUTHERN PUBLIC POWER DISTRICT PRESENTATION AND POSSIBLE ACTION** - Gary Hedman General Manager with Southern Public Power District was present. He stated that it is not uncommon for utility districts to actively pursue economic development and recruit large users of electricity. He stated that Columbus, Nebraska has added 1,000 new jobs with four companies that were attracted by the Loup Public Power District. SPPD recently held a meeting to discuss the property at Cornhusker Army Ammunition Plant and the possibility of using this property for economic development. At this meeting there were representatives from the Nebraska Department of Economic Development and the Hall County Economic Development Corporation. They arranged a bus tour of the area at CAAP and

voted to request that tracts 26, 27, 37 and 38 be designated to Southern Public Power District for heavy industrial use. The SPPD board was present to show support along with Hall County Economic Development Director Monty Montgomery, a representative from the Nebraska Department of Economic Development and a representative from Northern Public Power District. Hedman stated that their motives are public not private and they have a vision for growth for the community. The availability of the rail lines is also important to SPPD and NPPD. Discussion was held on the ownership of the rail lines.

Hall County Economic Development Director Monty Montgomery stated that the CAAP property is better suited for heavy industrial development. The development does not happen overnight. They have projections for one to five years and it is not unusual to project five to ten years out. Any industry will add to the tax rolls. Discussion was held on designation to SPPD and if that would affect the tax status. Eriksen reminded the board members that if the property is not used government use it would be taxable. Clayton Lukow, SPPD board member spoke in support of the designation. He stated that this would be an ideal location for an industrial site. Jeffries questioned if any definite decision had been made by NPPD on the location of a power plant. Jeffries and Arnold both stated that they would like to see this plant built. Logan questioned how the rail lines would be used. Jeffries stated that he thought this was addressed in the resolution designating the property to DTE. Logan stated that he felt the motion not to designate land at CAAP was short sighted and it has been changed three times. Clayton Lukow stated that he would be disappointed if NPPD does not choose CAAP as a site for a power plant.

Greg Beam with the Nebraska Department of Economic Development was present. He stated that they are pleased to support the Southern Public Power District's request. He stated that they believe that this could be one of the premier industrial sites in Nebraska. The rail lines access to the interstate highway, the expansive area that can be developed and there is no residential development close by. The access to utilities and skilled labor makes this an excellent opportunity to pursue. We need to look at the long-term vision and a comprehensive plan. He has toured the state looking at ethanol production sites and this site has excellent attributes. He urged the county board to consider the proposal for the development of this as a heavy industrial site. Hartman questioned where they were six or seven years ago. He stated that they should have been there. Mr. Hedman stated that they had talked to Rick Noel before and because of the contamination from the RDX plume they didn't think the property would be available.

Dennis Hall, the Economic Development Director for Northern Public Power District was present. He stated that their mission is to enhance the quality of life in Nebraska. They support the vision of Southern Public Power for the industrial development of this land. Lancaster thanked them for showing interest on this project. Arnold made a motion and Eriksen seconded to refer the request from Southern Public Power District for the designation of tracts 26, 27, part of 37 and 38 to the Reuse Committee for a recommendation. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

12 DISCUSS CONSTRUCTION AND USE OF PARK FOR 2002 – Jeffries stated that the park committee met and discussed what is going to happen to the Hall County Park once the construction on the Wood River Warm Slough project starts. The bid letting will be April 10 and they know they will lose camping spaces and the waste dump area.

The committee discussed closing the park for overnight camping during the construction process this summer and then continue the camping next fall. But after further consideration, it was decided to keep the park open and monitor the construction and see what happens. The have contacted Ron Bishop and asked if it would be possible to give Chuck Kaufman five to seven days advance notice so Chuck would have time to vacate the area that they would be working in. The construction process is handled by the Corp of Engineers in Omaha. Hartman questioned if the land has all been purchased and Eriksen stated that it has been purchased or is in condemnation proceedings. If the public cannot use the park they are referred to other park facilities. Eriksen stated the county would need to address what they are going to do with the park in the future. The sewer and water is an issue for the park but the city is in the process of extending service to that area so this may help the Hall County Park. The board told Chuck Kaufman, Parks Director, to work with Ron Bishop to coordinate the construction process.

**8 BUILDING AND GROUNDS COMMITTEE RECOMMENDATION FOR BELTZER BUILDING REMODELING** – Logan stated that the building and grounds committee met and a letter from Lacy Construction was included in the packets addressing the completion time. Lacy Construction estimated a completion date of 250 days and this would be past the target date set by the county. They offered to reduce the number of days. Logan made a motion and Hartman seconded to accept the bid from Lacy Construction and enter into a contract with them for the remodeling of the Beltzer Building. Eriksen questioned if this included the asbestos removal and Logan stated it does not this project includes the remodeling start to finish including the changes on the elevator. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

**9 CORRECTION STEERING COMMITTEE RECOMMENDATION ON INMATE MEDICAL SERVICES BID** – Arnold stated that they have not made a decision and they are still in the process of gathering statistics. Arnold cautioned the board that the request for proposal was advertised and this must be followed. They need the statistics and they will have them by the next meeting. The present contract is good until July 1, 2002.

**10 COMMENCE AUDIT OF THE MONTHLY CLAIMS AND ACTION ON THE CLAIM AUDIT** – The board members reviewed the claims. Logan made a motion and Hartman seconded to approve the claims as audited and authorize the clerk to pay. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

**BOARD ASSISTANT'S REPORT** – Board assistant Stacey Ruzicka included the progress report in the packets. She reminded the board members of the work-study session at 4:00 p.m. on Wednesday March 27 and the NACO Central District meeting on March 28 in Kearney. There will be an ag-day at Fonner Park and she encouraged the board members to attend. Mary Henn a thirty-year employee of the Hall County Health Department will be retiring and there will be a reception April 12 from 2 to 4:30 p.m. Airport Director Bill Stoval invited the board members to attend a meeting Wednesday at the I-80 Holiday Inn concerning better air service.

BOARD MEMBERS REPORTS – Hartman – He attended the comprehensive plan steering committee meeting and there were only five people attending so they will be making all the decision.

Humiston – He attended the payroll/audit committee meetings.

Eriksen – He attended the safety committee meeting with Lonnie Logan and the health board meeting. He asked the board members if April 5<sup>th</sup> or 8<sup>th</sup> would work for the reuse committee to meeting. The meeting will have to be advertised to allow the public to attend. He would like to have a recommendation back to the county board on April 9<sup>th</sup>. Discussion was held on setting up the meeting.

Logan – He attended the safety committee meeting and the ADA committee meeting.

Jeffries – He attended a parks committee and building and grounds committee meeting. He said he doing well after having back surgery.

Arnold – He attended the Stuhr Museum meeting, the ADA meeting and the corrections steering committee need to set up a meeting.

Lancaster – She reported that a letter was sent to Tom Osborne and the other representative expressing concern on the fact that the sales of the land at CAAP have not been closed. She attended the computer committee meeting and reported that Senior Citizens is starting to work on a campaign for a building project. They are cramped for space and need room for new activities and programs.

NEW OR UNFINISHED BUSINESS – Jeffries expressed concern on the article in the newspaper on the sludge removal from ConAgra. Discussion was held on the fact if the sludge is to be land applied they would need a conditional use permit to do so. He is the chair of the conditional use committee and he will check on this.

Meeting adjourned at 10:40 a.m. the next meeting will be April 9, 2002 at 9:00 a.m.

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Marla J. Conley Hall County Clerk

REMINDER- The County Board Meetings may be viewed on GITV Cable Channel 6 and UHF Channel 56 Wednesday at 8:00 p.m. and Friday at 8:00 a.m.